



APPLICATION

Master Plan Amendment MPA# _____

Zoning Map Amendment REZ# _____

PROPERTY LOCATION: _____

APPLICANT

Name: _____

Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

Interest in property:

Owner

Contract Purchaser

Developer

Lessee

Other _____

If property owner or applicant is being represented by an authorized agent such as an attorney, a realtor, or other person for which there is some form of compensation, does this agent or the business in which they are employed have a business license to operate in Alexandria, VA:

Yes: If yes, provide proof of current City business license.

No: If no, said agent shall obtain a business license prior to filing application.

THE UNDERSIGNED certifies that the information supplied for this application is complete and accurate, and, pursuant to Section 11-301B of the Zoning Ordinance, hereby grants permission to the City of Alexandria, Virginia, to post placard notice on the property which is the subject of this application.

Print Name of Applicant or Agent

p.p. *Steven M. Mikulic*

Signature

Mailing/Street Address

Telephone #

Fax #

City and State

Zip Code

Date

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

MPA # _____

REZ # _____

SUBJECT PROPERTY

Provide the following information for each property for which an amendment is being requested. (Attach separate sheets if needed.)

Address Tax Map - Block - Lot	Land Use Existing - Proposed	Master Plan Designation Existing - Proposed	Zoning Designation Existing - Proposed	Frontage (ft.) Land Area (acres)
1 _____ _____	_____	_____	_____	_____
2 _____ _____	_____	_____	_____	_____
3 _____ _____	_____	_____	_____	_____
4 _____ _____	_____	_____	_____	_____

PROPERTY OWNERSHIP

☐ Individual Owner☐ Corporation or Partnership Owner

Identify each person or individual with ownership interest. If corporation or partnership owner, identify each person with more than 3% interest in such corporation or partnership.

1. Name: _____ Extent of Interest: _____

Address: _____

2. Name: _____ Extent of Interest: _____

Address: _____

3. Name: _____ Extent of Interest: _____

Address: _____

4. Name: _____ Extent of Interest: _____

Address: _____

SUBJECT PROPERTY ATTACHMENT
MPA/RZ 2020-00009

Address / Tax Map	Land Use		Master Plan Designation		Zoning Designation		Frontage (ft.)	Land Area (acres)
	Existing	Proposed	Existing	Proposed	Existing	Proposed		
5701 B Duke St. / 047.02-03-08	Commercial	Mixed Use	LVDSAP	LVDSAP	CR	CDD	791,782	18.1768
5701 Duke St. / 047.02-03-05	Commercial	Mixed Use	LVDSAP	LVDSAP	CRMU-M	CDD	380,317	8.7309
5801 Duke St. / 047.02-03-09	Commercial	Mixed Use	LVDSAP	LVDSAP	CR / CRMU-M	CDD	504,509	11.5819
5815 Duke St. / 047.02-03-06	Commercial	Mixed Use	LVDSAP	LVDSAP	CR	CDD	496,605	11.4005
5901 Duke St. / 047.02-03-07	Commercial	Mixed Use	LVDSAP	LVDSAP	CR	CDD	68,669	1.5764

PROPERTY OWNERSHIP ATTACHMENT
MPA/RZ 2020-00009

Property	Owner	Interest
047.02-03-08	Seritage SRC Finance LLC	100%
047.02-03-05	Landmark Mall LLC	100%
047.02-03-09	Landmark Mall LLC	100%
047.02-03-06	Landmark Mall LLC	100%
047.02-03-07	Landmark Mall LLC	100%

Landmark Mall LLC is wholly-owned by the Howard Research and Development Corporation, a Maryland corporation. The Howard Research and Development Corporation is wholly-owned by the Howard Hughes Corporation, a Delaware corporation, which is a publically-traded corporation listed on the New York Stock Exchange.

Seritage SRC Finance LLC is wholly-owned by Seritage SRC Mezzanine Finance LLC, a Delaware limited liability company. Seritage SRC Mezzanine Finance LLC is wholly-owned by Seritage Growth Properties, L.P., a Delaware limited partnership, which is a publically-traded real estate investment trust company traded on the New York Stock Exchange.

Landmark / Van Dorn Small Area Plan Chapter 10
Proposed Master Plan Amendments
MPA/RZ #2020-00009

The Applicant proposes the following changes to the Landmark/Van Dorn Small Area Plan (the “SAP”) to permit development consistent with the concurrently filed CDD #2020-00007 (the “CDD”).

Overall, the amendments requested represent those changes which will permit development to move forward on the high-quality, mixed-use environment envisioned in the SAP, along with a suite of community benefits. Proposed amendments are discussed in further detail below.

1. Revisions to Figures Generally

The Applicant requests revisions to Figures that are consistent with the proposed CDD plan and the more particularly described amendments to the SAP discussed below. The Figures should further be amended to ensure that any applicable Notes conform with the various amendments below. As an example, Figure 12, Note 4 should be amended consistent with the proposed changes to Recommendation 10.2.7 below.

2. Revisions to References to Blocks and/or Roads Generally

Where specifically referenced in the SAP, the Applicant requests an amendment of names indicating specific Blocks and/or Roads to be consistent with the nomenclature used in the CDD plan. This will ensure that future efforts to compare the implementation of the SAP with the proposed CDD plan and future individual block DSUPs are not hampered by the use of inconsistent labeling. For example, references to “Framework Street D” in the SAP would be changed to reference “Road 1.”

3. Location of Potential Pedestrian/Bicycle Bridge Connection

The Applicant requests an amendment to relocate the “Potential Pedestrian / Bicycle Bridge Connection” to the northern end of the site as, shown on Sheet 07 of the CDD plan, on all Figures that show it. While only illustrative in the SAP, the current location is not feasible.

4. Changes to the Approved Street Network

The Applicant requests changes to the overall street network detailed in the SAP, consistent with Sheet 08 of the CDD plan. These changes accommodate revised plans for the “green street,” and retention of the existing above grade parking structure and revisions to the layout of individual Blocks.

The Applicant further requests an amendment to replace “Framework Street S” with an internal service connection as shown on Sheet 08 of the CDD plan. While this connection will provide access for ambulances, fire trucks, and loading/unloading, given the grading of the site, this connection is not a through connection and will not be used by the general public.

5. Changes to the Application of the Street Hierarchy

Changes to the application of the street hierarchy, consistent with Sheet 08 of the CDD plan, are requested to ensure that individual streets are planned and developed consistent with their updated roles in conveying bicycle, pedestrian, and vehicular traffic throughout the site area. These changes align with, and complement, the overall changes proposed to the SAP, as discussed herein.

The Applicant also requests an amendment adding a “service connection” designation to the Street Hierarchy which aligns with needs for an internal service drive within the planned Hospital Campus.

6. Location of the Central Plaza Open Space

The Applicant proposes to amend the configuration of the Central Plaza open space, consistent with the CDD plan, as shown on Sheet 12. This revised location aligns with revised plans for the location of the “green street.” The location places the Central Plaza alongside a low-traffic road, and serves to connect the primary green spaces throughout the site, stretching from the Terrace Park and Paseo in the east, to planned open space on Hospital Campus in the west.

7. Open Space Requirement for Hospital Campus

The Applicant requests an amendment to the open space requirements applicable to the Hospital Campus from 25% to 15%. For the purposes of the open space calculations on the Hospital Campus, the public access easement areas for the private road and Block Q have been excluded. Information regarding the amount of open space that is feasible on the hospital campus, both at grade and above grade, has been provided to staff. The footprints and programming associated with the hospital, medical office building and cancer center necessitate this reduction. This Amendment is justified as there has been a change in circumstance since the 2019 Amendments, given that the inclusion of the hospital campus in Landmark Mall was not contemplated at that time.

8. Retention of the Existing Parking Deck

As the Applicant’s plans for the redevelopment of the site incorporate the retention of the entire extent of the existing above-grade parking deck, the SAP should be amended to remove references to development proposed within the existing parking deck, and also remove references to the removal/redevelopment of the existing parking deck with any future phases. Retention of the existing parking deck is required to reduce the public subsidy required to redevelop the site.

9. Location of the East/West Bicycle Facility

The Applicant requests an amendment to the location of bicycle facilities consistent with Sheet 07 of the CDD plan. These changes are necessary to realign the bicycle facilities with the revised road network, and do not represent any changes to functionality.

10. Land Use Map (Retail)

The Applicant requests an amendment to the location of required and preferred retail across the site to align with the placement of “Primary Active Street Frontage” and “Secondary Active Street Frontage”, respectively, as shown on Sheet 03A of the CDD plan. Active street frontages have been located to take advantage of the location of the Transit Hub, the Central Plaza, and Road 1, concentrating retail to create the “activated retail core” described in the SAP.

11. Building Heights

The Applicant generally proposes lower building heights in the CDD plan, which reflect the overall decrease in density and changes in proposed construction type. Adjustments are required to Figure 15 in the SAP to ensure that the heights proposed on Sheet 13 of the CDD plan.

12. Placemaking Locations

Locations identified on Figure 16 for placemaking across the site should be amended to reflect the revised locations shown on Sheet 13 of the CDD plan. This revision ensures that placemaking continues to be an option for those locations where such is both appropriate, aligning with the changes in the Central Plaza, and location of active retail on the site.

13. Requested Amendments to Recommendations of the SAP

a. Recommendations Generally

The Applicant requests that Recommendations be amended as appropriate to reflect revised nomenclature for Roads and Blocks as outlined in the CDD plan.

b. Recommendation 10.1.5

The Applicant requests amendment to align the Recommendation with the proposed configuration of curb cuts in the CDD plan. “Curb cuts for individual buildings should not occur on Main Streets, with the exception of the hospital campus and Road 4 between Blocks H and K.” Flexibility to locate curb cuts in this location as shown on the CDD plan will permit a reduction in curb cuts required within the transit hub area.

c. Recommendation 10.1.13

Because a proposed ramp connection over I-395 is not compatible with the overall plans for development of Hospital Campus blocks and retention of the existing parking deck, the Applicant requests deletion of this Recommendation.

d. Recommendation 10.1.15

Applicant requests the first two sentences of the Recommendation be amended as follows: “New structured parking ~~should~~ may be provided above or below grade. If new structured parking is located above grade it should be ~~lined~~ screened with active uses or architectural screening, ~~(commercial and/or residential) on all sides fronting Framework Streets A through I and/or open~~

space or otherwise coordinated so as to not detract from the public realm. Screening is not required for parking garages facing I-395.”

e. Recommendation 10.1.16

The Applicant requests deletion of this Recommendation. Aesthetic concerns related to high speed traffic on I-395 do not merit the expense, and potential requirement of public subsidy, to screen the existing parking.

f. Recommendation 10.2.5

To accommodate the reduction in required open space for the Hospital Campus, the Applicant requests this Recommendation be amended to include a final sentence: “Notwithstanding the above, the Hospital Campus shall be required to provide a minimum of 15% open space.”

g. Recommendation 10.2.7

In order to remove conflict with the revised language in Recommendation 10.2.5 above, Applicant requests that this Recommendation be amended to read “Of the ~~25%~~ required minimum open space per development block, publicly accessible ground level open space should be prioritized.”

h. Recommendation 10.3.3

Applicant requests the following change to the Recommendation’s language: “. . . provide ground floor minimum floor to ceiling height of 17.5 feet, where feasible, and minimum depth of 30 feet. . .” This minor edit is intended to provide flexibility when designing individual buildings during the process for individual DSUPs across the site.

i. Recommendation 10.4.3

Based on extensive review of projected impacts, and in consultation with staff, the Applicant has explored the feasibility of a school site and determined that it is not feasible. Accordingly, the Applicant requests this Recommendation be amended to read as follows:

“Adequate provisions will be made to accommodate the added student generation by the proposed development and the feasibility of a school site will be explored as part of the CDD-~~and DSUP~~ approval(s).”

Legal Description

All of those lots or parcels of land located in the City of Alexandria, Virginia and more particularly described as follows:

EXHIBIT A (LAND)

LOTS 500 AND 502, AS THE SAME ARE SHOWN ON A SUBDIVISION PLAT OF THE LANDS OF INTERNATIONAL INCOME PROPERTY, INC., AND THE MAY DEPARTMENT STORES COMPANY RECORDED IN DEED BOOK 1249 AT PAGE 1973, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND RE-RECORDED AMONG THE AMONG AFORESAID LAND RECORDS IN DEED BOOK 1255 AT PAGE 449, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LOT 500

BEGINNING AT A POINT IN THE NORTHERLY LINE OF DUKE STREET (VARIABLE WIDTH), SAID POINT MARKING THE SOUTHEAST CORNER OF THE LAND OF SEARS, ROEBUCK AND COMPANY; THENCE WITH THE EASTERLY LINES OF SAID LAND. NORTH 60° 16' 37" WEST 603.02 FEET TO A POINT AND NORTH 20° 55' 51" WEST 382.13 FEET TO A POINT MARKING THE SOUTHWEST CORNER OF THE LAND OF NOW OR FORMERLY WOODWARD & LOTHROP, INC.;

THENCE RUNNING WITH THE SOUTHERLY LINES OF SAID LAND THE FOLLOWING COURSES AND DISTANCES:

NORTH 69° 01' 25" EAST 158.81 FEET TO A POINT. SOUTH 20° 58' 22" EAST 159.13 FEET TO A POINT. NORTH 69° 01' 25" EAST 201.96 FEET TO A POINT. NORTH 20° 58' 55" WEST 168.50 FEET TO A POINT. NORTH 69° 01' 25" EAST 163.41 FEET TO A POINT. NORTH 20° 58' 43" WEST 100.38 FEET TO A POINT AND NORTH 69° 03' 49" EAST 52.07 FEET TO A POINT MARKING THE NORTHWEST CORNER OF THE LAND OF THE MAY DEPARTMENT STORES COMPANY;

THENCE WITH THE WESTERLY LINES OF SAID LAND THE FOLLOWING COURSES AND DISTANCES:

SOUTH 21° 33' 03" EAST 179.27 FEET TO A POINT. SOUTH 23° 26' 53" WEST 42.22 FEET TO A POINT. SOUTH 68° 26' 57" WEST 6.12 FEET TO A POINT. SOUTH 21° 33' 03" EAST 346.43 FEET TO A POINT. SOUTH 68° 26' 57" WEST 16.80 FEET TO A POINT. SOUTH 20° 58' 43" EAST 300.70 FEET TO A POINT AND NORTH 82° 16' 30" EAST 329.17 FEET TO A POINT LYING IN THE WESTERLY LINE OF N. VAN DORN STREET (VARIABLE WIDTH);

THENCE WITH SAID STREET THE FOLLOWING COURSES AND DISTANCES:

SOUTH 37° 23' 58" WEST 27.45 FEET TO A POINT. SOUTH 44° 28' 51" WEST 119.69 FEET TO A POINT OF CURVATURE AND WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 291.56 FEET, FOR A CHORD BEARING AND CHORD OF SOUTH 58° 40' 09" WEST 142.93 FEET TO A POINT OF REVERSE CURVATURE LYING IN THE AFOREMENTIONED LINE OF DUKE STREET;

THENCE WITH THE NORTH LINE OF SAID STREET AND WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 1512.69 FEET, FOR A CHORD BEARING AND CHORD OF SOUTH 87° 22' 11" WEST 141.63 FEET

TO A POINT; THENCE CONTINUING WITH SAID STREET SOUTH 86° 24' 32" WEST 63.40 FEET TO THE POINT OF BEGINNING.

LOT 502

BEGINNING AT A POINT IN THE WESTERLY LINE OF N. VAN DORN STREET (VARIABLE WIDTH), SAID POINT MARKING THE NORTHEAST CORNER OF THE LAND OF THE MAY DEPARTMENT STORES COMPANY; THENCE WITH THE NORTHERLY LINES OF SAID LAND THE FOLLOWING COURSES AND DISTANCES:

SOUTH 68° 30' 40" WEST 411.84 FEET TO A POINT. NORTH 21° 32' 21 "WEST 114.62 FEET TO A POINT, SOUTH 69° 01' 05" WEST 204.24 FEET TO A POINT MARKING A SOUTHEAST CORNER OF THE NOW OR FORMERLY LAND OF WOODWARD & LOTHROP, INC.;

THENCE WITH THE SOUTHERLY LINES OF SAID LAND NORTH 20° 56' 11" WEST 31.85 FEET TO A POINT AND NORTH 69° 01' 05" EAST 656.30 FEET TO A POINT OF CURVATURE IN THE AFOREMENTIONED LINE OF N. VAN DORN STREET; THENCE WITH THE WESTERLY LINE OF SAID STREET AND WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 898.89 FEET, FOR A CHORD BEARING AND CHORD SOUTH 05° 39' 17" EAST 148.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE CERTAIN EASEMENTS SET FORTH IN EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL B-2 (PARCEL 3631-01-02.1-2) AS SHOWN ON PLAT ENTITLED "RESUBDIVISION OF THE PROPERTIES OF SEARS ROEBUCK AND CO., WOODWARD & LOTHROP, INC., MAY DEPT. STORES CO., ALEXANDRIA PARTNERSHIP DEDICATION OF SANITARY SEWER EASEMENTS" ATTACHED TO DEED OF RESUBDIVISION RECORDED IN DEED BOOK 648 AT PAGE 242, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

LESS AND EXCEPT .334 ACRE, MORE OR LESS, CONVEYED TO THE COMMONWEALTH OF VIRGINIA RECORDED IN DEED BOOK 696 AT PAGE 321, AMONG THE AFORESAID LAND RECORDS.

TOGETHER WITH AND SUBJECT TO COVENANTS, RESTRICTIONS, RIGHTS, OBLIGATIONS AND NONNEXCLUSIVE EASEMENTS AS SET FORTH IN CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 584, PAGE 392; AGREEMENT RECORDED IN DEED BOOK 1115, PAGE 47; IN FIRST AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 1250, PAGE 17; AS ASSIGNED BY ASSIGNMENT RECORDED IN DEED BOOK 1304, PAGE 601; AS ASSIGNED BY ASSIGNMENT OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 1515, PAGE 1559 AS RE-ASSIGNED BY RE-ASSIGNMENT OF RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 1653 AT PAGE 373; AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 1541 AT PAGE 1839; AND AS ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF RECIPROCAL EASEMENT AGREEMENT (LANDMARK MALL) RECORDED AS INSTRUMENT NO. 990024957, AS FURTHER ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 2, 2000 AS INSTRUMENT NO. 000007615.

TITLE TO THE PARKING DECK STRUCTURE (AS THAT TERM IS DEFINED IN THE FIRST AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK

1250, PAGE 17 (HEREINAFTER REFERRED TO AS THE "REA" AMENDMENT"), WHICH WAS ASSIGNED TO U.S. PRIME PROPERTY, INC., IN DEED BOOK 1304, PAGE 601 AND THE PORTION OF THE ENCLOSED MALL BUILDING LOCATED ON THE PARCELS DESCRIBED IN EXHIBIT B-1 ATTACHED HERETO AND MADE A PART HEREOF UNTIL THE TERMINATION DATE.

EXHIBIT B (EASEMENTS)

TOGETHER WITH EASEMENTS AS GRANTED IN SECTION 3 OF THE REA AMENDMENT IN, TO, OVER UNDER AND ACROSS THE PARCELS DESCRIBED ON EXHIBIT B-1, SCHEDULE A, FOR THE PURPOSE OF ALLOWING TO REMAIN EXISTING ENCROACHMENTS, AND ALLOWING ENCROACHMENTS CREATED BY THE WORK.

TOGETHER WITH EASEMENTS AS GRANTED IN SECTION 3 OF THE REA AMENDMENT IN, TO, OVER, UNDER AND ACROSS THE PARCELS DESCRIBED ON EXHIBIT B-1 FOR THE PURPOSE OF CONSTRUCTING OR PERFORMING THE WORK, (OR ANY PORTION THEREOF), SAID EASEMENTS TO TERMINATE UPON ACTUAL COMPLETION OF THE WORK, (OR THE RESPECTIVE PORTION THEREOF) OR THE COMPLETION DATE, WHICHEVER OCCURS EARLIER.

TOGETHER WITH EASEMENTS AS GRANTED IN SECTION 3 OF THE REA AMENDMENT IN, TO, OVER, UNDER AND ACROSS THE PARCELS DESCRIBED ON EXHIBIT B-1 FOR ALLOWING ANY ENCROACHMENTS BY IMPROVEMENTS CREATED BY THE WORK, BUT ONLY IN THE LOCATION AND TO THE EXTENT SUCH IMPROVEMENTS AND ENCROACHMENTS ARE SHOWN ON THE SITE PLAN AND/OR THE PLANS AND/OR PLANS AND SPECIFICATIONS APPROVED BY THE GRANTOR(S) OF THE EASEMENTS, BEING EACH DEPARTMENT STORE AS TO THEIR RESPECTIVE TRACT.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS GRANTED IN SECTION 9A(1) OF THE REA AMENDMENT IN, TO AND OVER THE COMMON AREA LOCATED ON THOSE PARCELS DESCRIBED ON EXHIBIT B-1 FOR THE PURPOSE OF, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, INGRESS TO AND EGRESS FROM THE SHOPPING CENTER SITE, FOR PASSAGE AND PARKING OF MOTOR VEHICLES AND THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AND FOR THE DOING OF SUCH OTHER THINGS AS ARE AUTHORIZED OR REQUIRED TO BE DONE ON THE COMMON AREA PURSUANT TO THE REA AMENDMENT.

TOGETHER WITH NON-EXCLUSIVE PERPETUAL EASEMENTS AS GRANTED IN SECTION 9A(2)(A) OF THE REA AMENDMENT IN, TO, OVER, UNDER AND ACROSS THE PARCELS DESCRIBED IN EXHIBIT B-1 FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF THE COMMON FACILITIES, SUBJECT TO THE RELOCATION RIGHTS AS PROVIDED IN SECTION 9C OF THE REA AMENDMENT.

TOGETHER WITH NON-EXCLUSIVE PERPETUAL EASEMENTS AS GRANTED IN SECTION 9A(2)(A) OF THE REA AMENDMENT IN, TO, OVER, UNDER AND ACROSS THE PARCELS DESCRIBED IN EXHIBIT B-1 (EXCLUSIVE OF THE RESPECTIVE SITES FOR THE STORES, OTHER EXISTING BUILDINGS, THE ENCLOSED MALL BUILDING AND OTHER PERMISSIBLE BUILDING AREAS) FOR THE INSTALLATION, OPERATION, REPAIR, MAINTENANCE, ALTERATION, REPLACEMENT AND REMOVAL OF LATERALS, SERVICE CONNECTIONS, AND EXTENSIONS THEREOF TO THE COMMON FACILITIES (OTHER THAN THE RING ROADS), SUBJECT TO THE RIGHT OF EACH DEPARTMENT STORE TO RELOCATE AFTER THE TERMINATION DATE OF THE TRACT OF SUCH DEPARTMENT STORE, LATERAL UTILITY LINES AND CONNECTIONS INCLUDING WITHOUT LIMITATION, SEWERS, UTILITY POLES, LINES, MAINS, CONDUITS AND RELATED

EQUIPMENT AND FIRE PROTECTION EQUIPMENT, AS PROVIDED IN SECTION 9C OF THE REA AMENDMENT.

TOGETHER WITH NON-EXCLUSIVE PERPETUAL EASEMENTS FOR INGRESS TO AND EGRESS FROM THE SHOPPING CENTER SITE AS GRANTED IN SECTION 9A(2)(B) OF THE REA AMENDMENT TO THE PASSAGE OF MOTOR VEHICLES OVER AND ACROSS THE APPLICABLE PORTIONS OF THE COMMON

FACILITIES LOCATED ON THE PARCELS DESCRIBED IN EXHIBIT B-1 AND THE RIGHT TO CONNECT TO ANY COMMON FACILITIES CONSTITUTING UTILITY LINES AND THE RIGHT OF FLOW AND PASSAGE FROM AND THROUGH THOSE PORTIONS OF THE COMMON FACILITIES OF ALL UTILITIES TO AND THROUGH THOSE PORTIONS OF THE COMMON FACILITIES LOCATED ON THE PARCELS DESCRIBED IN EXHIBIT B-I,

TOGETHER WITH AN EASEMENT AS GRANTED IN SECTION 9B(1) OF THE REA AMENDMENT IN, TO, OVER, UNDER AND ACROSS THE TRACTS OF THE OTHER PARTIES FOR THE PURPOSE AND THE DURATION OF THE PERFORMANCE OF THE WORK, SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN SECTION 9B(1) OF THE REA AMENDMENT.

TOGETHER WITH AN EASEMENT AS GRANTED IN SECTION 9B(1) OF THE REA AMENDMENT TO USE SUCH PORTIONS OF THE GRANTOR'S TRACTS AS MAY BE NECESSARY TO EFFECT CONSTRUCTION, MAINTENANCE, REPAIR, ALTERATION, RAZING, RECONSTRUCTION AND/OR REPLACEMENT WORK REQUIRED OR PERMITTED TO BE PERFORMED BY A PARTY UNDER REA AMENDMENT, SUBJECT TO TERMS AND CONDITIONS AS SET FORTH IN SECTION 9(B)1 OF THE REA AMENDMENT.

TOGETHER WITH AN EASEMENT AS GRANTED IN SECTION 9B(2) OF THE REA AMENDMENT TO ATTACH THE ENCLOSED MALL BUILDING TO THE STORES AND TO MAINTAIN SUCH ATTACHMENT UNTIL SUCH EASEMENT IS TERMINATED AS PROVIDED IN THE REA AMENDMENT.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS GRANTED IN SECTION 15G OF THE REA AMENDMENT OVER AND UNDER ANY AND ALL PARTS OF THE PARKING AREA AND THE OTHER COMMON AREA FOR ALL PURPOSES REASONABLY NECESSARY TO THE EXERCISE OF RIGHTS UNDER SECTION 15 OF THE REA AMENDMENT, SUBJECT TO THE TERMS OF SECTION 15 OF THE REA AMENDMENT.

TOGETHER WITH AN EASEMENT GRANTED IN SECTION 4(A) OF THAT CERTAIN DEED OF EASEMENTS, COVENANT AND AGREEMENT RECORDED IN DEED BOOK 1250, PAGE 245 (HEREINAFTER REFERRED TO AS THE "DECA") FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, RENOVATION, REPAIR, RECONSTRUCTION AND REMOVAL OF THE MALL OFFICE IN, TO, OVER AND ACROSS THE PORTION OF THE MAY TRACT (AS DESCRIBED IN EXHIBIT B-1 HEREOF) DESIGNATED AS THE "MALL OFFICE EASEMENT AREA" ON THE SITE PLAN IN THE REA AMENDMENT (AND ATTACHED THERETO AS REVISED EXHIBIT B), SUBJECT TO THE RESERVATIONS SET FORTH IN SECTION 4(A) OF THE DECA AND SUBJECT TO OTHER TERMS AND CONDITIONS OF SUCH EASEMENT INCLUDING, BUT WITHOUT LIMITATION, THE PAYMENT OF ALL REAL ESTATE TAXES, ASSESSMENTS AND LEVIES, WATER AND SEWER RENTS AND CHARGES AS SET FORTH IN SECTION 4(C), AND WHICH EASEMENT SHALL TERMINATE AS PROVIDED IN SECTION 4(A) OF THE DECA.

NOTE: ALL TERMS CONTAINED IN THE ABOVE DESCRIBED EASEMENTS AND INTERESTS SHALL HAVE THE SAME MEANING AS DEFINED IN THAT CERTAIN REA AMENDMENT DATED AUGUST 12, 1988 AND RECORDED IN DEED BOOK 1250, PAGE 17, WHICH WAS ASSIGNED TO U.S. PRIME PROPERTY, INC., IN DEED BOOK 1304, PAGE 601, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA, AND

FURTHER DEFINED IN THAT CERTAIN DEED OF EASEMENTS, COVENANT AND AGREEMENT DATED AUGUST 12, 1988, RECORDED IN DEED BOOK 1250, PAGE 245, AMONG THE AFORESAID LAND RECORDS.

EXHIBIT B-1

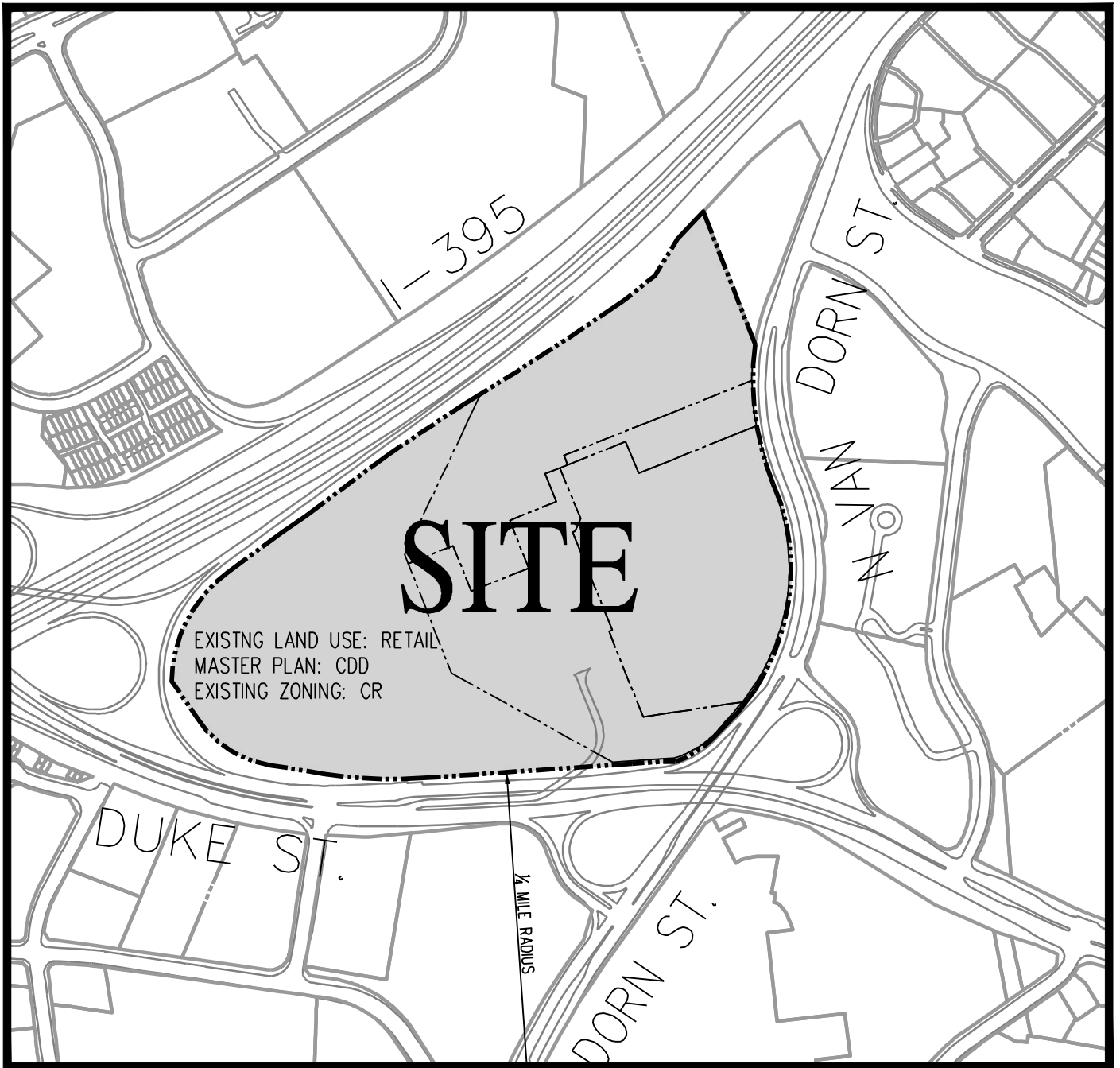
DESCRIPTION OF MAY TRACT:

LOT 501, AS THE SAME IS SHOWN ON A SUBDIVISION PLAT OF LANDS OF THE INTERNATIONAL INCOME PROPERTY, INC. AND THE MAY DEPARTMENT STORES COMPANY RECORDED IN DEED BOOK 1249, PAGE 1973, RE-RECORDED IN DEED BOOK 1255, PAGE 449, AMONG THE LAND RECORDS OF THE CITY OF ALEXANDRIA, VIRGINIA.

DESCRIPTION OF SEARS, ROEBUCK & CO., TAX MAP PARCEL 47.00-03-01 - LANDMARK SHOPPING CENTER, ALEXANDRIA, VIRGINIA.

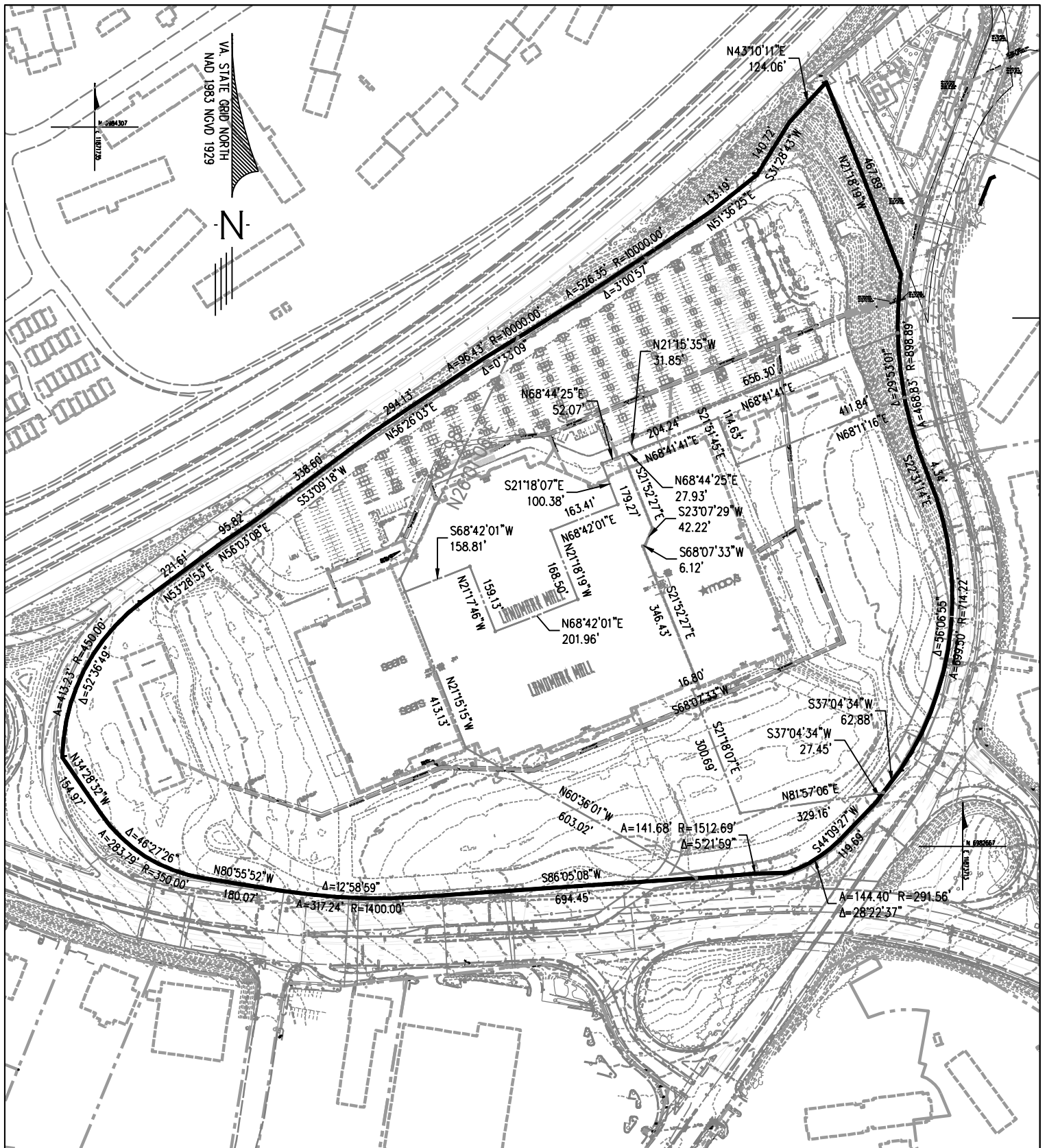
BEGINNING AT A POINT LYING IN THE NORTHERLY RIGHT OF WAY LINE OF DUKE STREET (VARIABLE WIDTH), SAID POINT MARKING THE SOUTHWESTERLY CORNER OF THE LAND OF N/F INTERNATIONAL INCOME PROPERTY, INC. (TAX MAP PARCEL 47.00-03-03); THENCE RUNNING WITH THE AFOREMENTIONED LINE OF DUKE STREET, SOUTH 86° 24' 32" WEST 631.05 FEET TO A POINT OF CURVATURE, WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 1400.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE NORTH 87° 05' 58" WEST, 316.56 FEET RESPECTIVELY FOR AN ARC DISTANCE OF 317.24 FEET TO A POINT OF TANGENCY, AND NORTH 80° 36' 28" WEST, 180.07 FEET TO A POINT OF CURVATURE FOR THE ACCESS RAMP TO ROUTE #395, SHIRLEY MEMORIAL HIGHWAY (VARIABLE WIDTH); THENCE DEPARTING FROM DUKE STREET AND RUNNING WITH THE EASTERLY LINE OF SAID ACCESS RAMP TO ROUTE #395 THE FOLLOWING COURSES AND DISTANCES:

WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 350.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE NORTH 57° 22' 51" WEST, 276.08 FEET RESPECTIVELY FOR AN ARC DISTANCE OF 283.79 FEET TO A POINT. NORTH 34° 09' 08" WEST, 154.97 FEET TO A POINT OF CURVATURE AND WITH THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 450.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE NORTH 27° 29' 52" EAST, 398.86 FEET RESPECTIVELY FOR AN ARC DISTANCE OF 413.23 FEET TO A POINT LYING IN THE SOUTHERLY LINE OF ROUTE #395, SHIRLEY MEMORIAL HIGHWAY; THENCE WITH SAID LINE OF ROUTE #395 THE FOLLOWING COURSES AND DISTANCES: NORTH 53° 48' 17" EAST, 221.61 FEET TO A POINT. NORTH 56° 22' 32" EAST, 95.82 FEET TO A POINT. NORTH 53° 28' 42" EAST, 338.60 FEET TO A POINT. NORTH 56° 45' 27" EAST, 294.13 FEET TO A POINT OF CURVATURE AND WITH THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 10,000.00 FEET AND WHOSE CHORD BEARING AND CHORD ARE NORTH 58° 51' 52" EAST, 96.43 FEET TO AN ARC DISTANCE OF 96.43 FEET TO A POINT MARKING THE NORTHWEST CORNER OF THE LANDS OF WOODWARD & LOTHROP, INC.; THENCE WITH THE WESTERLY LINES OF SAID LAND. SOUTH 26° 20' 30" WEST, 611.98 FEET TO A POINT AND SOUTH 20° 55' 51" EAST 413.13 FEET TO A POINT MARKING A WESTERLY CORNER OF THE LAND OF N/F INTERNATIONAL INCOME PROPERTY, INC. HAVING PASSED THROUGH THE SOUTHWEST CORNER OF N/F WOODWARD & LOTHROP, INC. AT 30.99 FEET; THENCE WITH THE SOUTHERLY LINE OF N/F INTERNATIONAL INCOME PROPERTY, INC., SOUTH 60° 16' 37" EAST, 603.02 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

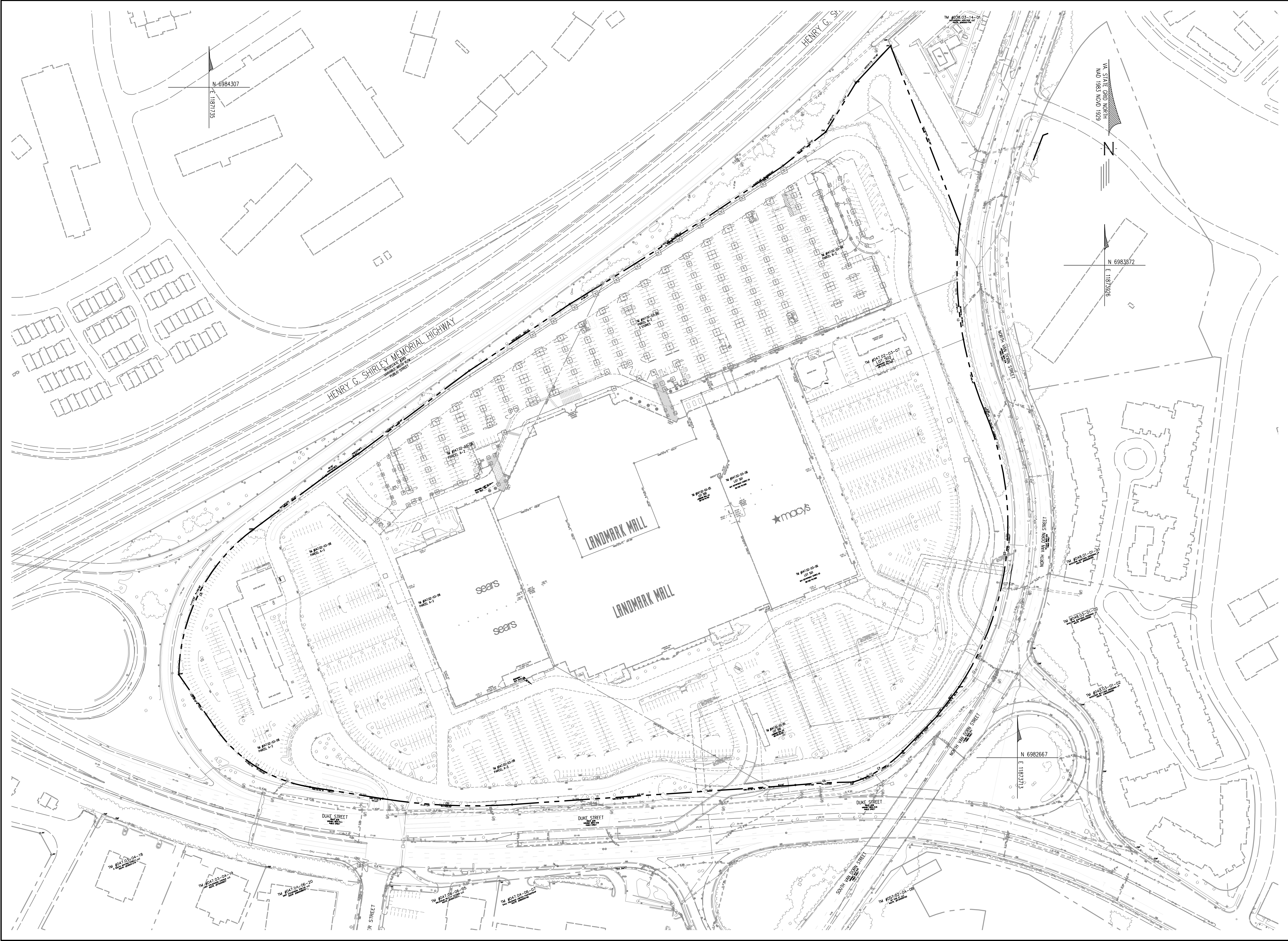
SCALE: 1"=500'



DATE: April 8, 2021 SCALE: 1"=300' SHEET TITLE: METES AND BOUNDS MAP

LANDMARK MALL REDEVELOPMENT
CDD #2020-00007





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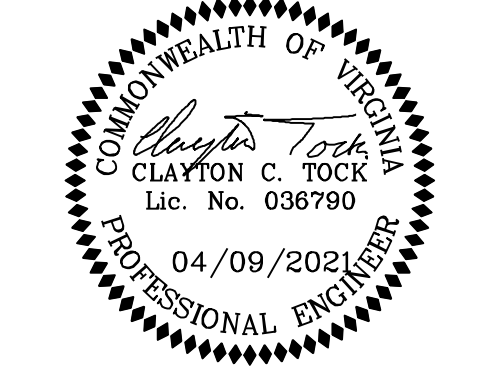
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KEY MAP

SEAL



PROJECT

LANDMARK MALL REDEVELOPMENT

LANDMARK MALL, LLC
CITY OF ALEXANDRIA, VIRGINIA
LANDMARK - VAN DORN

RZ-1877

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	-	04-08-2021
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-

DESIGNED BY: URBAN
DRAWN BY: URBAN
CHECKED BY: -

SCALE: 1"=100' NORTH

VERT: AS NOTED
HORZ: AS NOTED

SHEET TITLE

BUILDING INFORMATION MAP

SHEET NUMBER